



**Corporal Lillie Close, Sudbury CO10 2TL**

**welcome to**

**Corporal Lillie Close, Sudbury**

Set within one of the areas highest regarded locations with easy access to the town centre & train station yet being in a quiet close is this well presented four bedroom home, offering spacious & flexible accommodation over three floors and enhanced with a private garden, ample parking & garage.



### **Entrance Hall**

Double glazed door to front aspect. Door leading to garage. Understairs cupboard, stairs rising to first floor. Radiator.

### **Cloakroom**

Suite comprising low level WC and wash hand basin. Heated towel rail, extractor fan.

### **Kitchen / Diner**

15' 9" x 9' ( 4.80m x 2.74m )

Double glazed windows and french doors to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral double oven with inset hob and extractor over. Integral fridge, dishwasher and washing machine/dryer. Radiator.

### **First Floor Landing**

Stairs rising from entrance hall and rising to second floor landing. Double glazed window to front aspect. Doors leading to bedroom four, bathroom and:-

### **Lounge**

15' x 11' 11" ( 4.57m x 3.63m )

Two double glazed windows to rear aspect with views over the railway walk. Two radiators.

### **Bathroom**

Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Heated towel rail, extractor fan, airing cupboard.

### **Bedroom Four**

9' 10" x 9' 7" ( 3.00m x 2.92m )

Double glazed window to front aspect. Radiator.

### **Second Floor Landing**

Stairs rising from first floor landing. Doors leading to bedrooms three, two and:-

### **Bedroom One**

11' x 10' 2" ( 3.35m x 3.10m )

Double glazed window to front aspect. Built in wardrobe. Radiator.

### **Dressing Area**

5' 9" x 2' 10" ( 1.75m x 0.86m )

Double glazed window to front aspect. Built in wardrobe. Radiator.

### **Ensuite**

Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail, extractor fan.

### **Bedroom Two**

10' 8" + door x 9' 5" ( 3.25m + door x 2.87m )

Double glazed window to rear aspect with views over the railway walk. Built in wardrobe, radiator.

### **Bedroom Three**

11' 9" x 7' ( 3.58m x 2.13m )

Double glazed window to rear aspect with views over the railway walk. Radiator.

### **Front Garden**

A driveway leads to the garage and the remainder is predominantly laid to lawn.

### **Rear Garden**

The rear garden commences with a decked seating terrace and the remainder is predominantly laid to lawn with shrubs and flower beds. Shed to remain.

### **Garage**

15' 8" x 8' 10" ( 4.78m x 2.69m )

Up and over doors. Power and light connected.



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## Corporal Lillie Close, Sudbury

- Quiet town centre location
- Easy access to amenities, train station and meadow walks
- Four bedroom semi detached town house
- Ample off road parking and garage
- Spacious lounge with views over the railway walk

Tenure: Freehold EPC Rating: C

offers in the region of

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110052 - 0004

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william h brown



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



[williamhbrown.co.uk](http://williamhbrown.co.uk)